

**Avista Metro Substation****2 - Recommendation Meeting**

May 26, 2021



**From :**  
**Design Review Board**  
 Kathy Lang, Chair  
  
 c/o Dean Gunderson, DRB  
 Secretary  
 Neighborhood & Planning Services  
 808 W. Spokane Falls Blvd.  
 Spokane, WA 99201

**To :**  
  
 Louis Meuler, Interim Planning Director  
 Tami Palmquist, Principal Planner

**CC :**  
  
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Based on review of the materials submitted by the Applicant and discussion during the May 26, 2021 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The Applicant is strongly encouraged to increase the height of and provide material change below the masonry belly band at the chamfer corners or provide other architectural treatment to address the scale and proportion of the chamfer base.**

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR 7.2 Street Life, and DP 2.6 Building and Site Design.*

*Please see the following Downtown Design Guidelines: B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.*

*Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.*

- 2. The Applicant shall provide opaque wall below the storefront areas; a change of masonry size, color, and/or finish are encouraged.**

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 7.2 Street Life, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 4.2 Street Life*

*Please see the following Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, C-3 Provide Active Facades, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-4 Provide Elements that Define the Place.*

*Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.*

- 3. The Applicant shall break the monolithic masonry and length of belly band occurring at the street-level along 3rd Avenue. Similar architectural treatment should be considered at the street-level masonry elevations at Wall and Post Streets.**

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.*

*Please see the following Downtown Design Guidelines: : B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.*

*Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.*

- 4. The Applicant is encouraged to co-locate the proposed seating opportunities with the storefront educational displays and corner art work to encourage interaction.**

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 15 Activation, TR 7.2 Street Life, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-7 Design for Personal Safety and Security.*

*Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.*

- 5. The Applicant shall provide a change of hardscape material at the chamfer corners and within the property lines. Wayfinding opportunities within the hardscape material are encouraged.**

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.*

*Please see the following Downtown Design Guidelines: : B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.*

*Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.*

- 6. The Applicant shall provide a non-rusting material for the fencing at the alley elevation.**

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.*

*Please see the following Downtown Design Guidelines: : B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, C-6 Develop the Alley Façade, and D-4 Provide Elements that Define the Place.*

*Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.*

*Please see the following Unified Development Code: [SMC 17C.124.310.C.3c](#) Downtown Zone Fencing, Location, Height, and Design*

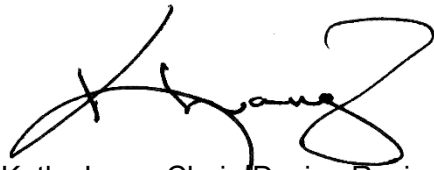
7. The Applicant's consideration & design provisions for public art are greatly appreciated. The Applicant is encouraged to continue working with Spokane Arts regarding artist selection, lighting, appropriate substrate materials for the corner murals, and activating the alley wall.

*Please see the following Comprehensive Plan Goals and Policies: DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.*

*Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, and 2.4 Open Space, Public Realm and Streetscapes.*

*Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-3 Provide Active Facades, C-6 Develop Alley Façade, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place, and D-6 Provide Attractive and Appropriate Lighting.*

These Recommendations were approved by the Design Review Board by a unanimous vote (5/0).

A handwritten signature in black ink, appearing to read 'Kathy Lang', with a large, stylized flourish at the end.

Kathy Lang, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.